



Planning Commission Staff Report

TO: PLANNING COMMISSION/ DESIGN REVIEW BOARD

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 4, 2018

SUBJECT: Z17-1022: CHANDLER HEIGHTS AND VAL VISTA (HAMSTRA DAIRY) - REQUEST TO REZONE APPROXIMATELY 160.46 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF VAL VISTA DRIVE AND CHANDLER HEIGHTS ROAD FROM MARICOPA COUNTY RURAL 43 (RU-43) ZONING DISTRICT TO 51.36 ACRES OF TOWN OF GILBERT SINGLE FAMILY -7 (SF-7), 35.62 ACRES OF TOWN OF GILBERT SINGLE FAMILY 8 (SF-8) AND 73.48 ACRES OF TOWN OF GILBERT SINGLE FAMILY 10 (SF-10) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT TO MODIFY SIDE YARD SETBACKS.

STRATEGIC INITIATIVE: Community Livability

This project would allow for residential development within a currently undeveloped property in the Town of Gilbert.

RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z17-1022, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Burch & Cracchiolo PA
Name: Brennan Ray
Address: 702 E. Osborn Rd. #200
Phoenix, AZ 85014
Phone: 602-234-8794
Email: bray@bcattorneys.com

Company: Maracay Homes
Name: Guy Stuckey
Address: 15279 N. Scottsdale Rd. #300
Scottsdale, AZ 85254
Phone: 480-346-2681
Email: guy.stuckey@maracayhomes.com

BACKGROUND/ DISCUSSION

History

Date	Description
<i>January 3, 2018</i>	The Planning Commission discussed Z17-1022 and S17-1012 for the Chandler Heights and Val Vista (Hamstra Dairy) residential development as a study session item.
<i>March 7, 2018</i>	The Planning Commission discussed Z17-1022 and S17-1012 for the Chandler Heights and Val Vista (Hamstra Dairy) residential development as a study session item.
<i>March 8, 2018</i>	The Town Council held the first annexation public hearing for A17-1003, the annexation of the subject site.

Overview

The subject site is currently an unincorporated and undeveloped combination of parcels totaling 160.46 acre with an existing Town of Gilbert General Plan land use classification of Residential > 2-3.5 DU/ Acre. The applicant is not requesting a change to the existing General Plan as the proposed gross density would be approximately 2.07 DU/ Acre. The 160.46 acre site is located within the Santan Character Area, has always been designated by the Town of Gilbert General Plan to the type of residential uses and lot sizes proposed under Z17-1022, and is currently part of an annexation application with the Town of Gilbert (A17-1003) in order to develop the proposed 332 residential lots.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5 DU/AC	Single Family 35 (SF-35)	Brooks Farm Road alignment then Undeveloped Residential Parcel
South	City of Chandler – Residential Uses	City of Chandler – Residential Zoned Lots	Chandler Heights Road then Undeveloped and existing Residential Lots

East	Residential > 2-3.5 DU/AC	Maricopa County Rural – 43 Town of Gilbert Single Family 15 (SF-15) and Town of Gilbert Community Commercial	Val Vista Drive then Existing Residential Lots Undeveloped SF-15 Residential and Undeveloped Commercial
West	City of Chandler – Community Park	City of Chandler Community Park – Veterans Oasis Park	148 th Street alignment and then City of Chandler – Veterans Oasis Park
Site	Residential > 2-3.5 DU/AC	Maricopa County Rural 43 (RU-43)	Hamsta Dairy and Undeveloped Residential Parcels

Project Data Table

Site Development Regulations	Required per LDC Single Family 7 (SF-7)	Proposed Development for Chandler Heights and Val Vista – Maracay Homes (Z17-1022) SF-7 PAD
Minimum Lot Area (sq. ft. per DU)	7,000	7,000
Minimum Lot Dimensions (width x depth)	65' x 100'	65' x 100' (65' x 130' – typical)
Maximum Building Height	30' / 2-story	30' / 2-story
Minimum Building Setbacks:		
Front Yard	20'	20'
Side Yard	5' & 10'	7' / 8'
Rear Yard	20'	20'
Lot Coverage	45% single-story 40% two-story	45% single-story 40% two-story

Project Data Table

Site Development Regulations	Required per LDC Single Family 8 (SF-8)	Proposed Development for Chandler Heights and Val Vista – Maracay Homes (Z17-1022) SF-8 PAD
Minimum Lot Area (sq. ft. per DU)	8,000	8,000
Minimum Lot Dimensions (width x depth)	75' x 100'	75' x 100' (85' x 140' – typical)
Maximum Building Height	30' / 2-story	30' / 2-story
Minimum Building Setbacks:		
Front Yard	20'	20'
Side Yard	10' / 10'	7' / 8'
Rear Yard	25'	25'
Lot Coverage	45% single-story 40% two-story	45% single-story 40% two-story

Project Data Table

Site Development Regulations	Required per LDC Single Family 10 (SF-10)	Proposed Development for Chandler Heights and Val Vista – Maracay Homes (Z17-1022) SF-10 PAD
Minimum Lot Area (sq. ft. per DU)	10,000	10,000
Minimum Lot Dimensions (width x depth)	85'x110'	85'x110' (100'x 150' – typical)
Maximum Building Height	30'/ 2-story	30'/ 2-story
Minimum Building Setbacks:		
Front Yard	25'	25'
Side Yard	10'/ 10'	10'/ 10'
Rear Yard	30'	30'
Lot Coverage	45% single-story 40% two-story	45% single-story 40% two-story

DISCUSSION**General Plan**

As proposed, the Chandler Heights and Val Vista development by Maracay Homes would remain in conformance with the existing General Plan land use designation density range of 2-3.5 DU/Acre with a total of 332 lots on 160.46 acres (approximately 2.07 DU/ Acre). As noted above, the subject site is located within the Santan Character Area, and has always been designated by the General Plan to be the type of residential uses and lot sizes proposed under Z17-1022.

Rezoning

The applicant is requesting a combination of SF-7 (51.36 acres, 125 lots), SF-8 (35.62 acres, 79 lots), and SF-10 (73.48 acres, 128 lots) zoning districts with a Planned Area Development (PAD) overlay. Staff is supportive of the overall design via the proposed Development Plan and the proposed zoning districts on the 160.46 acre subject site. As reviewed by the Planning Commission at the January 3, 2018 and the March 7, 2018 Study Session, the applicant has continued to request some minor deviations to the side yard setbacks for the proposed SF-7 and SF-8 PAD zoning districts of the master planned community.

Primary access to the proposed master planned community is via Val Vista Drive. There are three (3) other access points proposed, one on each of the adjacent streets of the overall development – from Brooks Farm to the north, Chandler Heights to the south and 148th to the west. The 80 acres on the west side of the project is proposed to be a gated subdivision. Staff has worked with the applicant and the City of Chandler regarding access and circulation for the overall area. The Traffic Impact Analysis has been reviewed and a determination made that the Town would support the proposed gating off of 148th Street with the master developer

providing the required street improvements of the full length of 148th Street and Brooks Farm Road adjacent to the length of the proposed development with the initial phases of developments and improvements.

The proposed design for the Chandler Heights and Val Vista PAD (Hamstra Dairy) subject site does have an excellent central open space and amenity area that connects all three (3) different product types and associated smaller pocket parks throughout, all of which will be a wonderful amenity for the entire master planned community. Additionally, the proposal does recognize the existing Chandler City Veterans Oasis Park to the west as an amenity and the site design does propose some access points/ connections and attempts to activate the western boundary of the subject site to tie into the park. The open space and amenity areas are also significant and very well integrated and designed for use and enjoyment of the community and not just retention throughout the community. Staff would note that the regional 10' wide unpaved trail along the entire length of Brooks Farm Road, as required by the General Plan, Parks, Open Space, Trails and Recreation Map, will be provided with the initial phase of development and will also be continued south along the entire frontage of 148th Street, which is also being provided by Maracay Homes with this development as a significant regional amenity, although not foreseen in the General Plan.

Proposed Deviations

The applicant notes the deviations requested for side yard setbacks in the SF-7 and SF-8 PAD zoning districts are compatible with the requirements of the SF-7 zoning district in the LDC and also due to specific product types to be utilized in the community, notably 70' wide homes on the proposed 85' wide lots in the SF-8 zoning district. The proposed deviations for the reduced side yard setbacks are supportable in the SF-7 zoning district because the side yard setbacks of 7' and 8' will equate to the combined total (15') required by the LDC. Additionally staff is supportive of the proposed SF-8 zoned lots (7'/ 8' proposed where 10'/ 10' are required). The previously proposed deviation to allow 47% maximum lot coverage in the SF-7 zoned lots, has been removed by the applicant. Additional justifications for the proposed deviations consist of providing a well-designed master planned community with multiple zoning districts and densities integrated in compliance with the lowest land use densities designated with the General Plan at 2.07 DU/ Acre. There will be significant amounts of open space (approximately 20%) and community amenities that are both well integrated and in excess of minimum requirements, excellent overall pedestrian connections, trails and open space amenities connecting the overall 160 acres development both internally as well as with external developments around the subject site, including the existing Veterans Oasis Park to the west.

Other justifications noted for the Chandler Heights and Val Vista development will be that the developer, Maracay Homes has offered and agreed to provide the entire surrounding infrastructure with the initial phases of development, including roadway improvements such as full Val Vista Drive improvements, Chandler Heights, 148th Street and Brooks Farm Road. These infrastructure and roadway enhancements will significantly improve traffic issues in this area and, the entire 160 acre subject site will develop in a cohesive manner with the surrounding properties. All roadway improvements will be in coordination with the City of Chandler and Town of Gilbert Capital Improvement Projects for Val Vista Drive with anticipated full improvements from Appleby south through to the Chandler Heights intersection.

Staff was originally concerned with the use and design of a number of flag lots on the site that create pinch points at open space and trail connections throughout the master planned community that may benefit from being enlarged, creating more open view windows throughout the 160.46 acre development. However, the applicant has noted that they will not allow walls or solid fencing along these flag lots in order to create a more open design and visibility in these areas, which will be identified on the Preliminary Plat.

Planning Commission Study Session Discussion

At the January and March study sessions, Planning Commission members have been predominately supportive of the proposed Development Plan proposed for the Chandler Heights and Val Vista PAD associated with the rezoning request under Z17-1022, with the exception of some members not agreeing the proposed deviations for the increased lot coverage in SF-7 and reduced side yard setback in the SF-8 zoning districts noted above. Staff notes that the applicant has since removed the deviation request to allow for increased lot coverage of 47%, in the SF-7 PAD zoning district. All lots will comply with the LDC requirements for lot coverage

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on September 28, 2017 at the Weinberg Elementary School. Approximately 20 residents attended the neighborhood meeting. The majority of comments related to traffic and circulation concerns in the area, proposed locations of access and roadway improvements as well as timing of the proposed residential subdivision/ homes and associated roadway improvements and trails.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z17-1022, Chandler Heights and Val Vista - Request to rezone approximately 160.46 acres of real property generally located at the northwest corner of Val Vista Drive and Chandler Heights Road from Maricopa County Rural 43 (RU-43) zoning district to 51.36 acres of Town of Gilbert Single Family -7 (SF-7), 35.62 acres of Town of Gilbert Single Family 8 (SF-8) and 73.48 acres of Town of Gilbert Single Family 10 (SF-10) zoning districts, all with a Planned Area Development overlay, subject to the following conditions:

- a. Dedication to Gilbert for Val Vista Drive and Chandler Heights Road rights-of-way that are adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Failure to complete dedication may result in reversion of the zoning to the prior zoning classification.
- b. Dedication of Val Vista Drive shall extend 70-80 feet from the monument line. Dedication of Chandler Heights Road shall extend 55 feet from the monument line.
- c. Dedication to Gilbert for Brooks Farm Road and 148th Street rights-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Dedication of Brooks Farm Road and 148th Street shall extend 33 feet from the monument line, with additional, wider dedications required at the intersections with Val Vista Drive and Chandler Heights Road.
- d. Construction of off-site improvements to Val Vista Drive, Chandler Heights Road, and 148th Street adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or as defined in the approved Development Reimbursement and Lien Agreement. Construction of off-site improvements to Brooks Farm Road adjacent to the Property shall be completed prior to issuance of a building permit for the 167th building or as defined in an approved Development Reimbursement and Lien Agreement. Should Gilbert construct any portion of the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property.
- e. Within six (6) months of the effective date of this ordinance, Developer shall enter into a Development Reimbursement and Lien Agreement

agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement within six (6) months of the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement and Lien Agreement.

- f. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- g. Developer shall create a Homeowner's Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
- h. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- i. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- j. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

SF-7 Zoning District	Proposed Development for Chandler Heights and Val Vista PAD (Z17-1022)
Minimum Building Setbacks: Side Yard	7' and 8'

SF-8 Zoning District	Proposed Development for Chandler Heights and Val Vista PAD (Z17-1022)
Minimum Building Setbacks: Side Yard	7' and 8'

Respectfully submitted,



Nathan Williams, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Zoning Exhibit
- 3) Development Plan
- 4) Overall Development Plan by Lot Type – Reference Only
- 5) Phasing Plan – Reference Only

Notice of Public Hearing

Z17-1022

Attachment 1: Notice of Public Hearing
April 4, 2018

PLANNING COMMISSION DATE:

TOWN COUNCIL DATE:

Wednesday, April 4, 2018* TIME: 6:00 PM

Thursday, May 3, 2018 * TIME: 6:30 PM

* Call Planning Department to verify date and time: (480) 503-6805

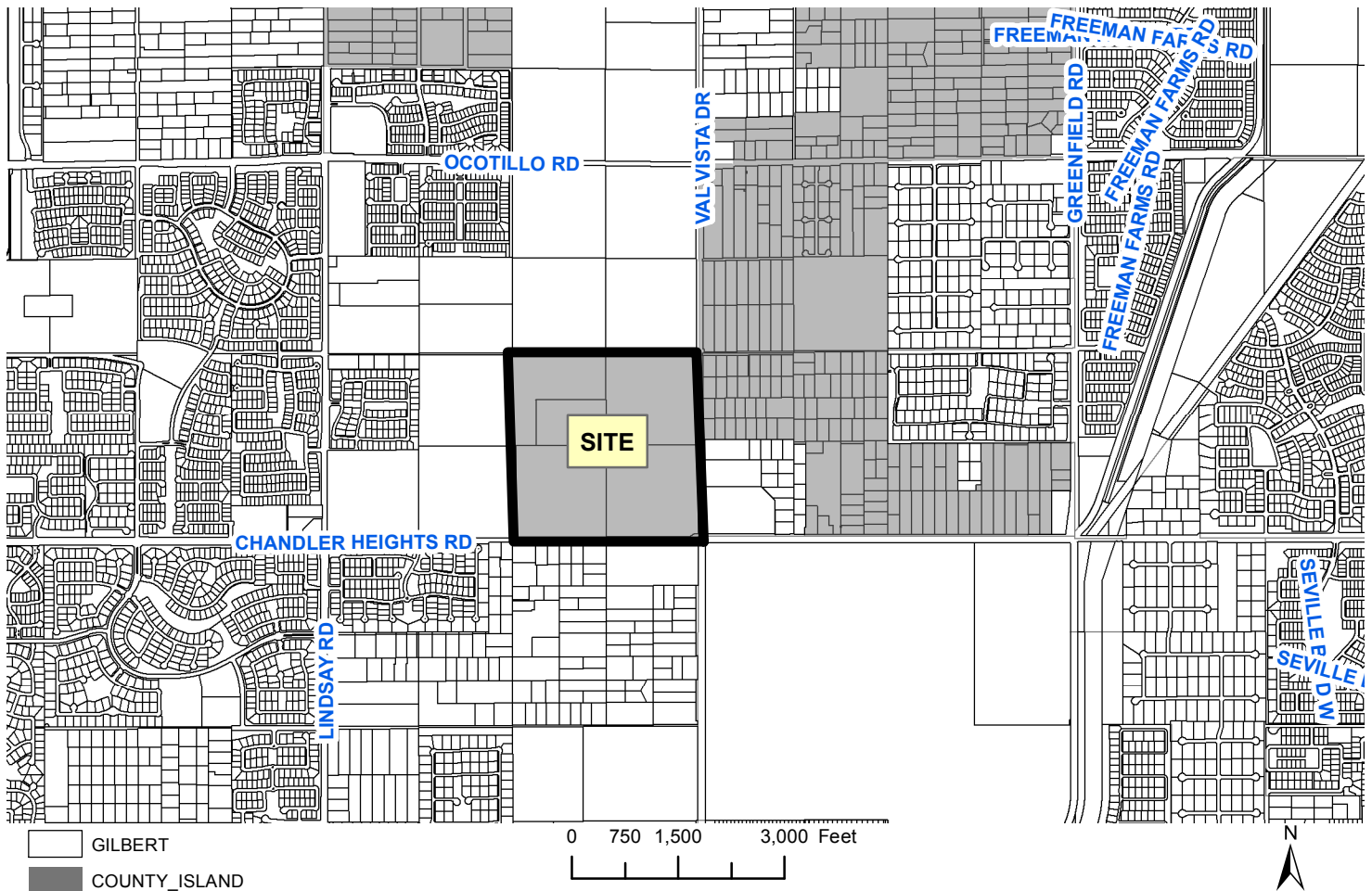
**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

Z17-1022: Chandler Heights and Val Vista - Request to rezone approximately 160.46 acres of real property generally located at the northwest corner of Val Vista Drive and Chandler Heights Road from Maricopa County Rural 43 (RU-43) zoning district to: 51.36 acres of Town of Gilbert Single Family -7 (SF-7), 35.62 acres of Town of Gilbert Single Family 8 (SF-8), and 73.48 acres of Town of Gilbert Single Family 10 (SF-10), all with a Planned Area Development overlay zoning district; to reduce the side yard setback requirements in SF-7 and SF-8; and increase the lot coverage in SF-7, as shown on the Development Plan exhibit, which is available for viewing in the Planning and Development Services Office.

SITE LOCATION:



APPLICANT: Burch & Cracchiolo
CONTACT: Brennan Ray
ADDRESS: 702 E. Osborn Rd, Ste.200
Phoenix, AZ 85014

TELEPHONE: (602) 234-8794
E-MAIL: bray@bcattorneys.com

APN 304-75-011
CITY OF CHANDLER
ZONING: PARK

APN 304-75-013
CITY OF CHANDLER
ZONING: PARK

APN 304-75-009
CABALLERO APARTMENTS LTD
PARTNERSHIP
ZONING: SF-35

APN 304-75-008A
CABALLERO APARTMENTS LTD
PARTNERSHIP
ZONING: SF-35

APN 304-76-049A
ARNETT DARREN
CRAIG/BARBARA
ZONING: RU-43

APN 304-76-066A
MACIER LLINNEA
L/CAPRINICA
ZONING: RU-43

APN 304-76-978
LEBLANC LUKE
THOMAS/PALMATEER
ZONING: RU-43

APN 304-76-068A
SHAFFER DARREL/
JENNIFER
ZONING: RU-43

APN 304-76-217B
HHB REAL ESTATE
INVESTING INC
ZONING: SF-15

APN 304-76-218B
HHB REAL ESTATE
INVESTING INC
ZONING: SF-15

APN 304-76-221A
EVERGREEN PINES
LP/ASLEEN LLC
ZONING: CC

APN 304-81-005K
HAMSTRA FAMILY LIVING TRUST
ZONING: RU-43

APN 304-81-004X
FLINN/JEFFREY/
MICHELLE/LEWIS/DOREEN
ZONING: RU-43

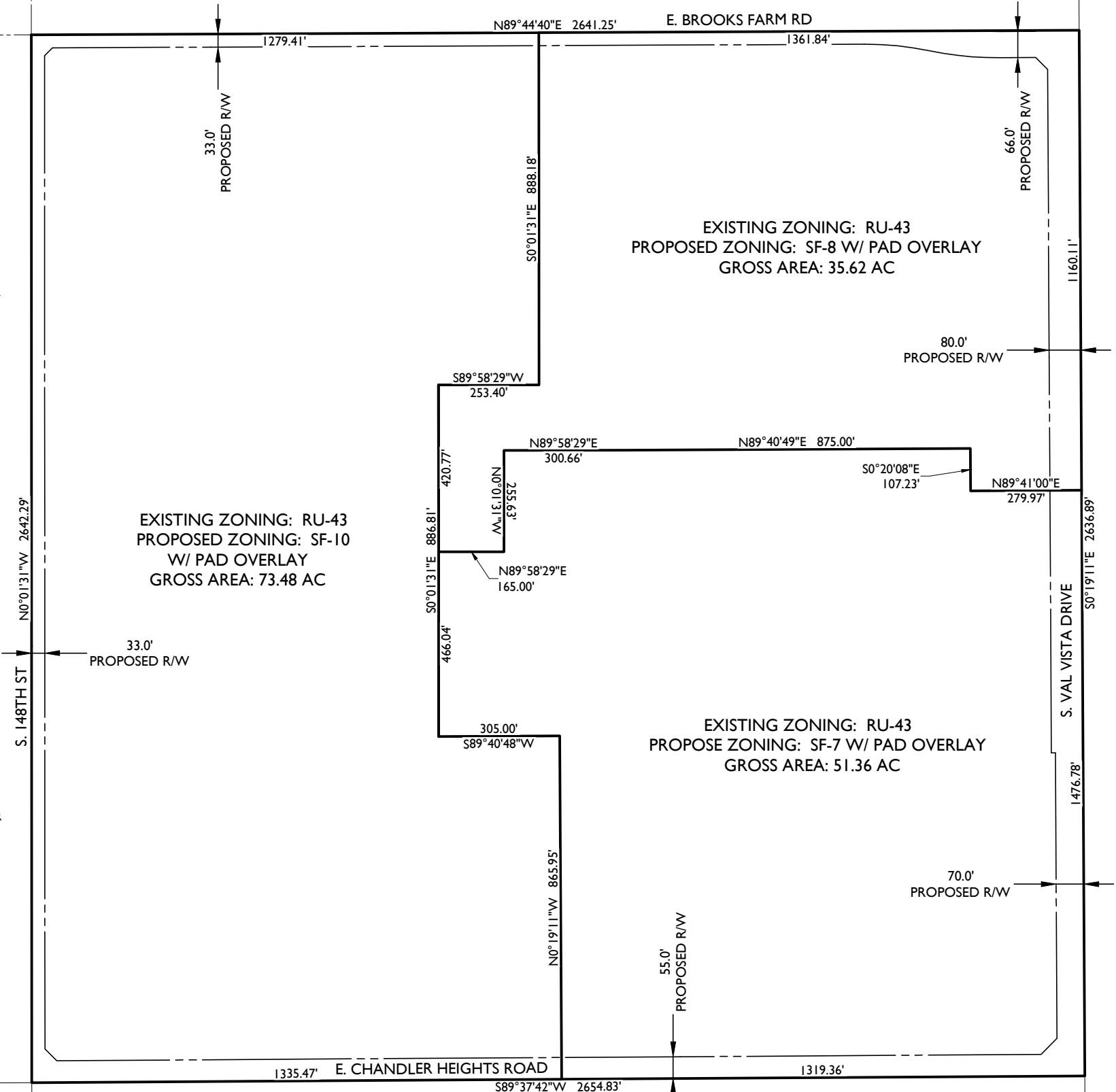
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ZONING: RU-43

APN 304-81-037B
ELIASON MARK/ANGELA
ZONING: RU-43

APN 304-81-023B
CHAIPRASERT DIRAT
ZONING: RU-43

APN 304-81-022A
BRAAT LIMITED
PARTNERSHIP
ZONING: RU-43

APN 304-81-004T
NILES JR JENNET
AND VICTORIA L
ZONING: RU-43

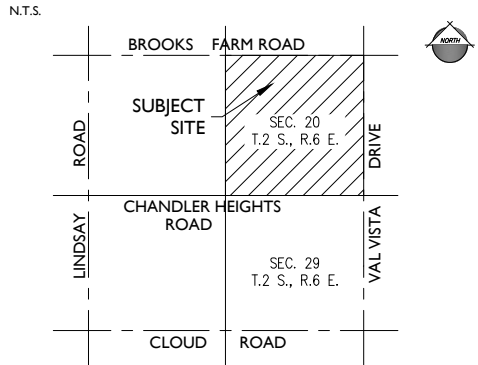


Z17-1022
Attachment 2: Zoning Exhibit
April 4, 2018

ZONING EXHIBIT FOR CHANDLER HEIGHTS AND VAL VISTA

PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, T.2
S., R.6 E., OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP

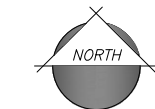


PROJECT TEAM

DEVELOPER MARACAY HOMES 15279 N SCOTTSDALE RD, STE 300 SCOTTSDALE, AZ 85254 TEL: (480) 970-6000 CONTACT: GUY STUCKEY	ENGINEER: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 CONTACT: BRYAN KITCHEN bryan.kitchen@epsgroupinc.com
ATTORNEY BURCH & CRACCHIOLO, P.A. 702 E. OSBORN ROAD, SUITE 200 PHOENIX, AZ 85014 TEL: (602)-234-8794 CONTACT: BRENNAN RAY bray@bcattorneys.com	LAND PLANNER GREEY PICKETT 7144 E. STETSON DRIVE, STE 205 SCOTTSDALE, AZ 85251 TEL: (480)-609-0009 CONTACT: JAIME VAN RAVENSWAY

PROJECT DATA

APN:	APN 304-75-003B, APN 304-75-003C, APN 304-75-001C, APN 304-75-005B, AND APN 304-75-005E
GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:	RESIDENTIAL (2-3.5 DU/AC) MARICOPA COUNTY RURAL (RU-43) SF-7 W/ PAD OVERLAY (51.36 AC.) (32%) SF-8 W/ PAD OVERLAY (35.62 AC.) (22%) SF-10 W/ PAD OVERLAY (73.48 AC.) (46%)
GROSS AREA: NET AREA: (NET AREA = GROSS AREA MINUS TOTAL PROPOSED RIGHT-OF-WAY)	± 160.46 AC ± 148.38 AC



NOT TO SCALE

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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www.epsgroupinc.com



CHANDLER HEIGHTS AND VAL VISTA
GILBERT, AZ

ZONING EXHIBIT

Project

Revisions:
OCTOBER 12, 2017 - 1ST ZONING SUBMITTAL
FEBRUARY 1, 2018 - 2ND ZONING SUBMITTAL



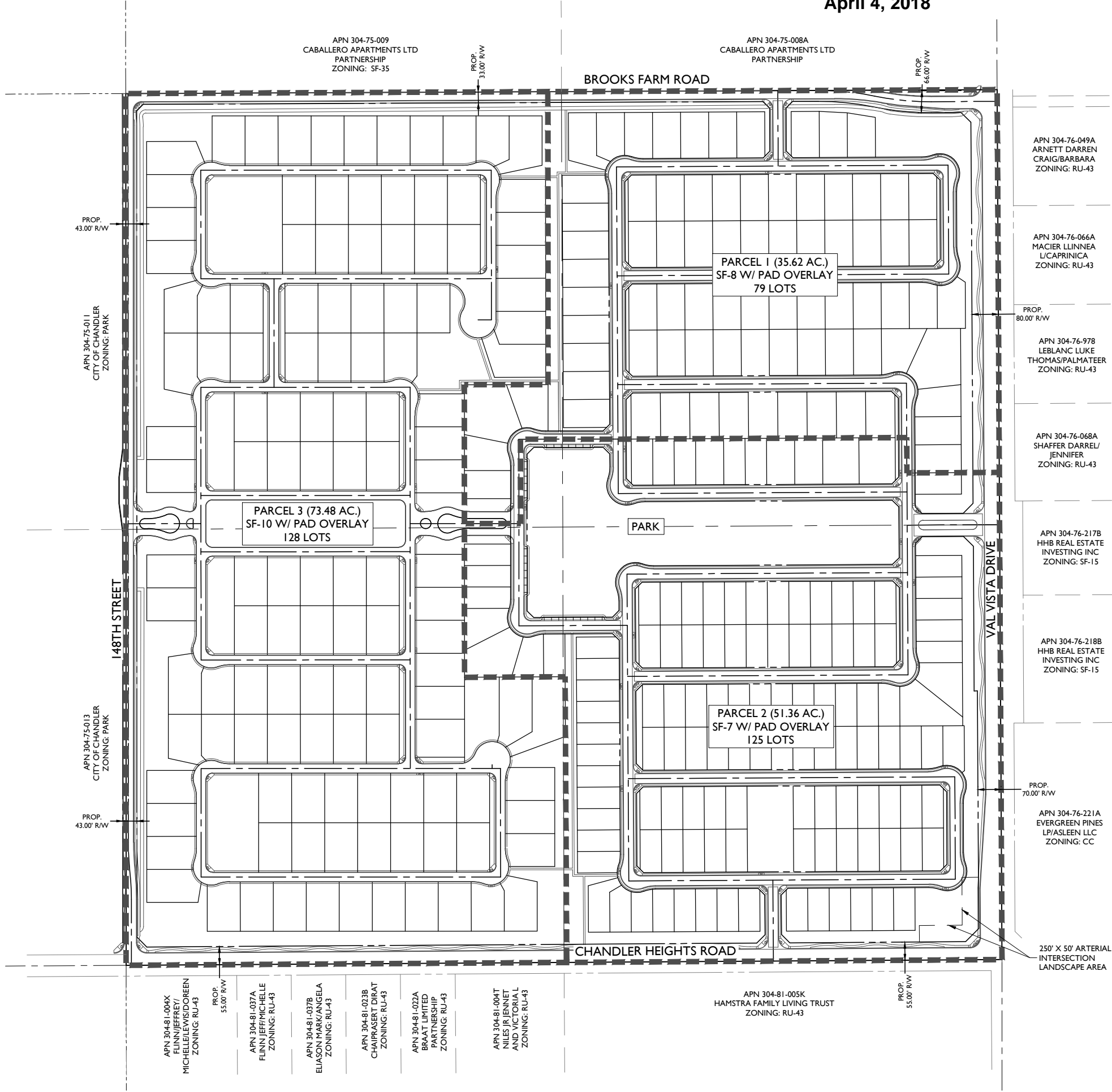
Designer: JH
Drawn by: JV

Preliminary
Not For
Construction
Or
Recording

Job No.
17-144

ZONING

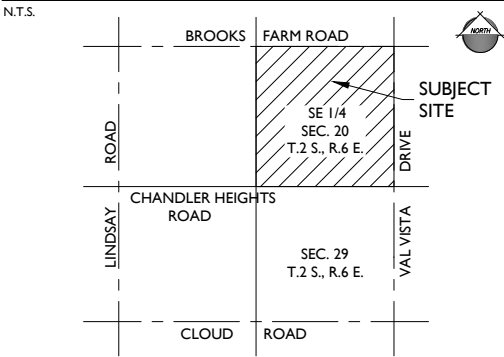
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of 1



DEVELOPMENT PLAN FOR CHANDLER HEIGHTS AND VAL VISTA

PORTION OF THE SOUTHEAST QUARTER OF SECTION 20,
T.2 S., R.6 E., OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER MARACAY HOMES 15279 N SCOTTSDALE RD, STE 300 SCOTTSDALE, AZ 85254 TEL: (480) 970-6000 CONTACT: GUY STUCKEY	ENGINEER EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480) 503-2250 CONTACT: BRYAN KITCHEN, P.E. bryan.kitchen@epsgruoinc.com
ATTORNEY BURCH & CRACCHIOLO, P.A. 702 E. OSBORN ROAD, SUITE 200 PHOENIX, AZ 85014 TEL: (602)-234-8794 CONTACT: BRENNAN RAY bray@bcatorneys.com	LAND PLANNER GREEY PICKETT 7144 E. STETSON DRIVE, STE 205 SCOTTSDALE, AZ 85251 TEL: (480)-609-0009 CONTACT: JAIME VAN RAVENSWAY

PROJECT DATA

APN:	APN 304-75-003B, APN 304-75-003C, APN 304-75-001C, APN 304-75-005B, AND APN 304-75-005E
GENERAL PLAN:	RESIDENTIAL (2-3.5 DU/AC)
EXISTING ZONING:	MARICOPA COUNTY RURAL (RU-43)
PROPOSED ZONING:	SF-7 W/ PAD OVERLAY (51.36 AC.) (32%) SF-8 W/ PAD OVERLAY (35.62 AC.) (22%) SF-10 W/ PAD OVERLAY (73.48 AC.) (46%)
GROSS AREA:	± 160.46 AC
NET AREA:	± 148.38 AC
(NET AREA = GROSS AREA MINUS TOTAL PROPOSED ADJACENT RIGHT-OF-WAY)	
NO. OF LOTS	
SF-7 W/ PAD OVERLAY:	125
SF-8 W/ PAD OVERLAY:	79
SF-10 W/ PAD OVERLAY:	128
TOTAL:	332
GROSS DENSITY:	2.07 DU/AC

SF-7 DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-7	MARACAY PROPOSED SF-7
MIN. SIDE YARD SETBACK (FT)	5 / 10	7 / 8

SF-8 DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-8	MARACAY PROPOSED SF-8
MIN. SIDE YARD SETBACK (FT)	10	7 / 8

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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www.epsgruoinc.com

CHANDLER HEIGHTS AND VAL VISTA
GILBERT, AZ

DEVELOPMENT PLAN

Project

Revisions:

OCTOBER 12, 2017 - 1ST ZONING SUBMITTAL

FEBRUARY 1, 2018 - 2ND ZONING SUBMITTAL

MARCH 8, 2018 - 3RD ZONING SUBMITTAL

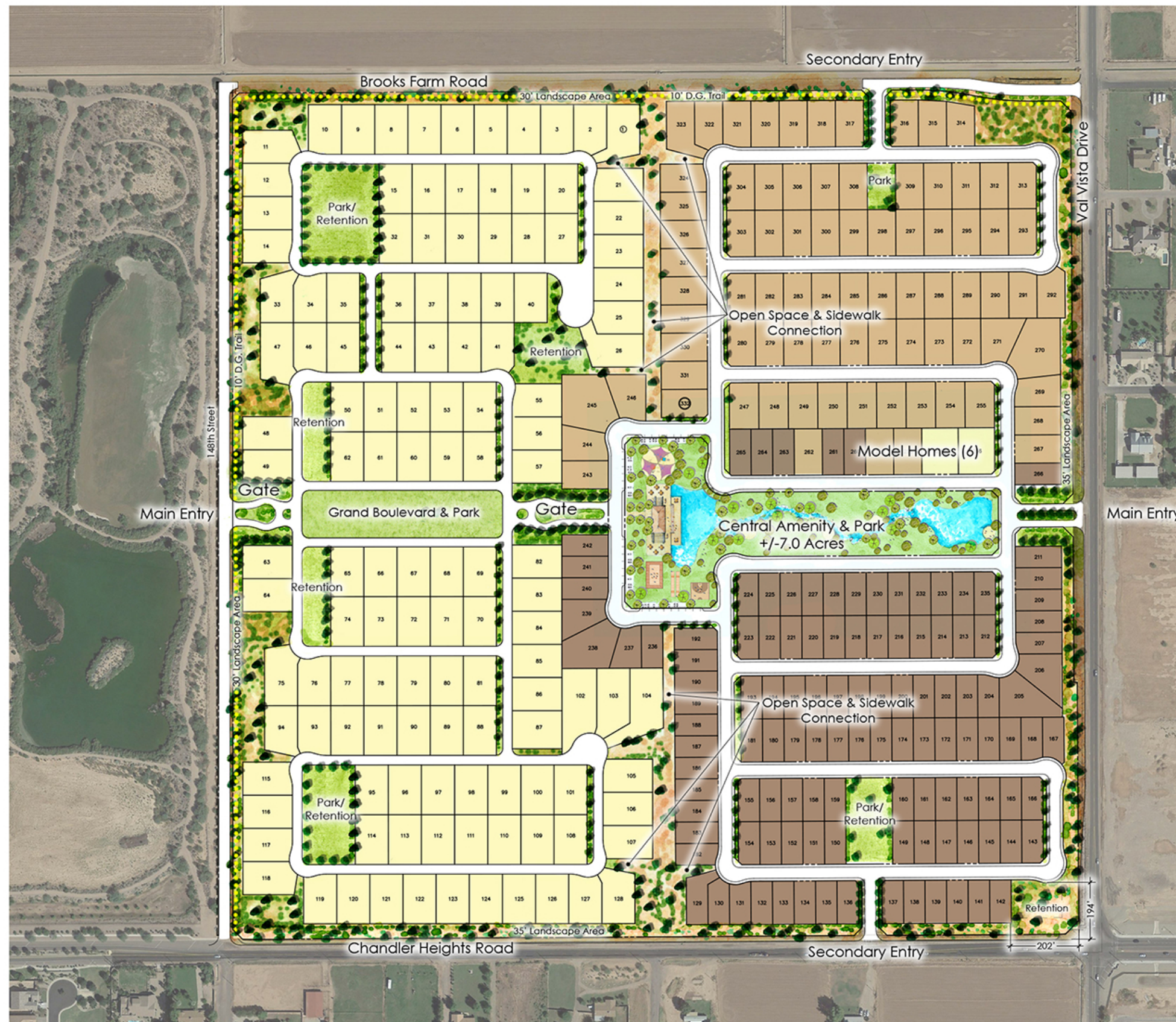
Designer: JH
Drawn by: JV

Preliminary
Not For
Construction
Or
Recording

Job No.
17-144

DP01

Sheet No.
1
of 1



Legend

Unit Count by Lot Size

	100' x 150': 130
	85' x 140': 82
	65' x 130': 120

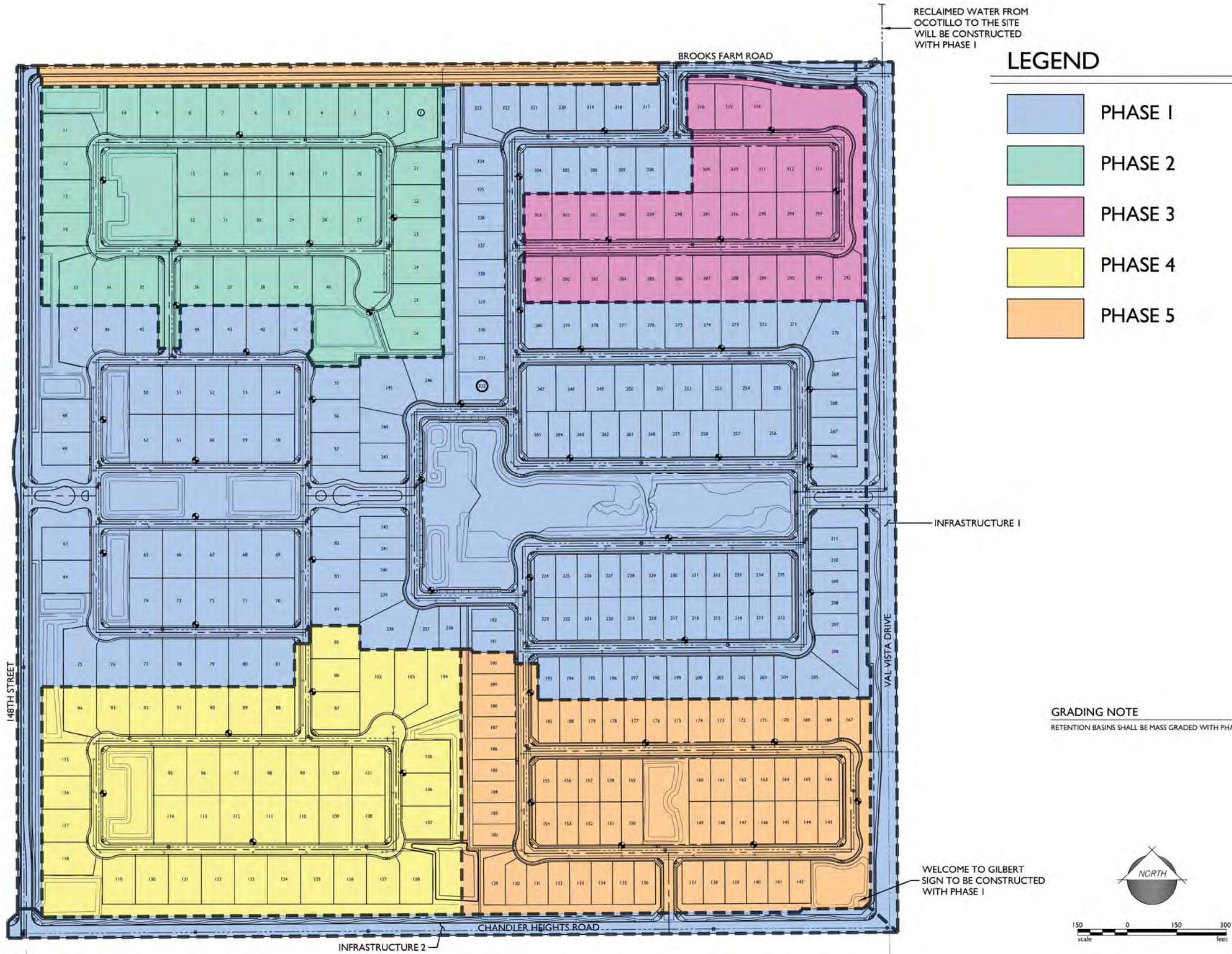
Total: 332 Units

Unit Count by Zoning Category

SF-7 w/PAD Overlay:	125 Units
SF-8 w/PAD Overlay:	79 Units
SF-10 w/PAD Overlay:	128 Units

Total Units: 332 Units

ILLUSTRATIVE SITE PLAN CHANDLER HEIGHTS & VAL VISTA



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: CHANDLER HEIGHTS AND VAL VISTA
GILBERT, AZ

PHASING PLAN (MASTER)

OCTOBER 30, 2017 - 1ST PRELIMINARY PLAT SUB
FEBRUARY 6, 2018 - 2ND PRELIMINARY PLAT SUB
MARCH 23, 2018 - 3RD PRELIMINARY PLAT SUB

Revisions:

Call at least two full working days
ARIZONA 811
Dial 811 or 1-800-874-8111 (Toll-Free)
In Maricopa County (928)261-1100

Designer: JH
Drawn by: JAJ

Professional Engineer
CERTIFICATE NO. 44744
ERIC D. WINTERS
Exp. 03-20-2018

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Job No.
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